

PETITION TO ESTABLISH THE
WESTCHESTER TOWN CENTER
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: STRS Ohio CA Real Estate Investments II LLC c/o Thomson Reuters (12/2/10)

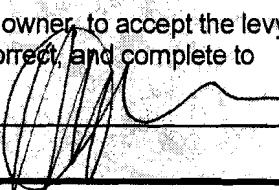
APN NUMBER	SITE ADDRESS	ASSESSMENT AMOUNT	PERCENTAGE
4122-001-003	8655 S. Sepulveda	\$5,176.77	0.62%
4122-001-004	8739 S. Sepulveda	\$12,885.36	1.54%
4122-001-005	8739 S. Sepulveda	\$17,725.05	2.12%
4122-001-006	8611 S. Sepulveda	\$780.91	0.09%
4122-001-012	8611 S. Sepulveda	\$3,546.24	0.42%
4122-001-013	8611 S. Sepulveda	\$1,966.40	0.23%
<u>TOTALS</u>		\$42,080.73	5.02%



YES, I want my property(ies) to be included in this Business Improvement District.

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, SANDER DE WILDT, hereby certify (or declare) under penalty of perjury under the laws of the
State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens
(assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to

the best of my knowledge as of 6/1/11. Petitioner Signature: 

MONTH DAY YEAR

STRS Ohio CA REAL ESTATE INVESTMENTS II LLC

Property Owner's Name (Please Print or Type)

Property Owner's Signature


Date

- OR -

CB RICHARD ELLIS INC
Duly Authorized Representative's Signature

6/1/11
Date

GENERAL MANAGER

Title (Please Print or Type)

AS AGENT FOR OWNER
Westchester Town Center BID

Please Return To:
Westchester Town Center BID
8929 S. Sepulveda Boulevard, Suite #130
Westchester, CA 90045

PETITION TO ESTABLISH THE
WESTCHESTER TOWN CENTER
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: D & D Westchester Investments LLC (In & Out)

<u>APN NUMBER</u>	<u>SITE ADDRESS</u>	<u>ASSESSMENT AMOUNT</u>	<u>PERCENTAGE</u>
4122-024-048	9139 S. Sepulveda	\$2,794.45	0.33%
TOTALS		\$2,794.45	0.33%



YES, I want my property(ies) to be included in this Business Improvement District.

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, Karen Dial, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 6/1/11. Petitioner Signature: Karen J. Dial

MONTH DAY YEAR

Karen Dial

Property Owner's Name (Please Print or Type)

Karen J. Dial

Property Owner's Signature

6/1/11

Date

- OR -

Duly Authorized Representative's Signature

Title (Please Print or Type)

Date

Please Return To:
Westchester Town Center BID
8929 S. Sepulveda Boulevard, Suite #130
Westchester, CA 90045

PETITION TO ESTABLISH THE
WESTCHESTER TOWN CENTER
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: Drollingger, Howard B. Tr.

APN NUMBER	SITE ADDRESS	ASSESSMENT AMOUNT	PERCENTAGE
4122-024-051		\$14,166.26	1.69%
<u>TOTALS</u>		\$14,166.26	1.69%



YES, I want my property(ies) to be included in this Business Improvement District.

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, Karen Dial
PRINT NAME CLEARLY

State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 6/1/11. Petitioner Signature: Karen J. Dial

MONTH DAY YEAR

Karen Dial

Property Owner's Name (Please Print or Type)

Karen J. Dial

Property Owner's Signature

6/1/11

Date

- OR -

Duly Authorized Representative's Signature

Title (Please Print or Type)

Date

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PURSUANT TO (SECTION 36600 ET. SEQ OF THE
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LEGAL OWNER: Ella L. Drollinger CO

APN NUMBER	SITE ADDRESS	ASSESSMENT AMOUNT	PERCENTAGE
4122-035-021	8801 S. Sepulveda	\$2,842.44	0.34%
4122-035-030	8801 S. Sepulveda	\$3,994.89	0.48%
TOTALS		\$6,837.33	0.82%

YES, I want my property(ies) to be included in this Business Improvement District.

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, Karen Dial, PRINT NAME CLEARLY, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 6/1/11. Petitioner Signature: Karen J. Dial

MONTH DAY YEAR

Karen Dial

Property Owner's Name (Please Print or Type)

Karen J. Dial

Property Owner's Signature

6/1/11

Date

- OR -

Duly Authorized Representative's Signature

Title (Please Print or Type)

Date

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PURSUANT TO (SECTION 36600 ET. SEQ OF THE
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LEGAL OWNER: ELD Supermarket LP

<u>APN NUMBER</u>	<u>SITE ADDRESS</u>	<u>ASSESSMENT AMOUNT</u>	<u>PERCENTAGE</u>
4122-035-026	8831 S. Sepulveda	\$3,444.96	0.41%
4122-035-027	8825 S. Sepulveda	\$1,491.93	0.18%
4122-035-028	8819 S. Sepulveda	\$932.46	0.11%
4122-035-029	8817 S. Sepulveda	\$1,642.48	0.20%
4122-035-031	8825 S. Sepulveda	\$6,545.42	0.78%
4122-036-005		\$342.60	0.04%
4122-036-022	8900 Sepulveda Westway	\$2,023.27	0.24%
4122-036-023		\$686.44	0.08%
4122-036-024		\$686.44	0.08%
4122-036-025		\$344.09	0.04%
4122-036-029	8919 S. Sepulveda	\$1,834.38	0.22%
4122-036-030	8913 S. Sepulveda	\$1,688.88	0.20%
4122-036-031	8901 S. Sepulveda	\$3,880.10	0.46%
<u>TOTALS</u>		\$25,543.45	3.05%

YES, I want my property(ies) to be included in this Business Improvement District.

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, Karen Dial, PRINT NAME CLEARLY, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 6/1/11. Petitioner Signature: Karen J. Dial

Karen Dial

Property Owner's Name (Please Print or Type)

Karen J. Dial

Property Owner's Signature

6/1/11

Date

PETITION TO ESTABLISH THE
WESTCHESTER TOWN CENTER
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: Howard Drillinger Deed Trust

<u>APN NUMBER</u>	<u>SITE ADDRESS</u>	<u>ASSESSMENT AMOUNT</u>	<u>PERCENTAGE</u>
4122-036-026	8928 S. Sepulveda	\$6,951.54	0.83%
4122-036-027	8939 S. Sepulveda	\$9,315.84	1.11%
4122-036-028	8929 S. Sepulveda	\$7,473.48	0.89%
TOTALS		\$23,740.86	2.83%

YES, I want my property(ies) to be included in this Business Improvement District.

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I, Karen Dial, PRINT NAME CLEARLY, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 6/1/11. Petitioner Signature: Karen J. Dial

Karen Dial

Property Owner's Name (Please Print or Type)

Karen J. Dial

Property Owner's Signature

6/1/11

Date

- OR -

Duly Authorized Representative's Signature

Title (Please Print or Type)

Date

Please Return To:
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PETITION TO ESTABLISH THE
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PURSUANT TO (SECTION 36600 ET. SEQ OF THE
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LEGAL OWNER: Drollinger Investments LP / Westchester 96 LLC

APN NUMBER	SITE ADDRESS	ASSESSMENT AMOUNT	PERCENTAGE
4123-001-001	8800 S. Sepulveda	\$3,052.52	0.36%
4123-001-007	8800 S. Sepulveda	\$1,373.71	0.16%
TOTALS		\$4,426.23	0.53%

YES, I want my property(ies) to be included in this Business Improvement District.

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I, Karen Dial, PRINT NAME CLEARLY, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 6/1/11. Petitioner Signature: Karen J. Dial

Karen Dial
Property Owner's Name (Please Print or Type)

Karen J. Dial
Property Owner's Signature

6/1/11
Date

- OR -

Duly Authorized Representative's Signature

Title (Please Print or Type)

Date

Please Return To:
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PETITION TO ESTABLISH THE
WESTCHESTER TOWN CENTER
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: Drollinger, Howard J. / Kenneth & Karen Dial

<u>APN NUMBER</u>	<u>SITE ADDRESS</u>	<u>ASSESSMENT AMOUNT</u>	<u>PERCENTAGE</u>
4123-001-016	8930 S. Sepulveda	\$3,584.03	0.43%
4123-001-019		\$479.87	0.06%
4123-001-020		\$383.35	0.05%
	TOTALS	\$4,447.25	0.53%

YES, I want my property(ies) to be included in this Business Improvement District.

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, Karen Dial, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 6/1/11. Petitioner Signature: Karen J. Dial

Karen Dial

Property Owner's Name (Please Print or Type)

Karen J. Rial

6/1/11

Date

- OR -

Duly Authorized Representative's Signature

Title (Please Print or Type)

Date

**Please Return To:
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CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: HBD Inc.

<u>APN NUMBER</u>	<u>SITE ADDRESS</u>	<u>ASSESSMENT AMOUNT</u>	<u>PERCENTAGE</u>
4123-003-002	8620 S. Sepulveda	\$1,030.91	0.12%
4123-003-009		\$227.89	0.03%
		<u>TOTALS</u>	\$1,258.81
			0.15%

YES, I want my property(ies) to be included in this Business Improvement District.

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, Karen Dial, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 6/1/11. Petitioner Signature: Karen J. Dial

Karen Dial

Property Owner's Name (Please Print or Type)

Karen J. Bial

6/1/11

Date

—OR—

Duly Authorized Representative's Signature

Title (Please Print or Type)

Date

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LEGAL OWNER: Drollingen, Howard & Jewel Tr.

<u>APN NUMBER</u>	<u>SITE ADDRESS</u>	<u>ASSESSMENT AMOUNT</u>	<u>PERCENTAGE</u>
4123-003-004	8636 S. Sepulveda	\$2,443.06	0.29%
4123-003-005	8636 S. Sepulveda	\$1,355.05	0.16%
4123-003-006		\$319.83	0.04%
4123-003-007		\$349.17	0.04%
4124-001-017	9100 S. Sepulveda	\$8,888.05	1.06%
4124-001-018		\$2,958.19	0.35%
<u>TOTALS</u>		\$16,313.34	1.95%



YES, I want my property(ies) to be included in this Business Improvement District.

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, Karen Dial, hereby certify (or declare) under penalty of perjury under the laws of the
State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of
liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to
the best of my knowledge as of 6/1/11. Petitioner Signature: Karen J. Dial

Karen Dial

Property Owner's Name (Please Print or Type)

Karen J. Dial

Property Owner(s) Signature

6/1/11

Date

PETITION TO ESTABLISH THE
WESTCHESTER TOWN CENTER
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: Dial, Kenneth P. Tr.

<u>APN NUMBER</u>	<u>SITE ADDRESS</u>	<u>ASSESSMENT AMOUNT</u>	<u>PERCENTAGE</u>
4124-001-010		\$342.27	0.04%
<u>TOTALS</u>		\$342.27	0.04%



YES, I want my property(ies) to be included in this Business Improvement District.

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, Karen Dial, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 6/1/11. Petitioner Signature: Karen Dial

Karen Dial

Property Owner's Name (Please Print or Type)

Karen J. Dial

Property Owner's Signature

6/1/11

Date

- OR -

Duly Authorized Representative's Signature

Title (Please Print or Type)

Date

Please Return To:
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8929 S. Sepulveda Boulevard, Suite #130
Westchester, CA 90045

PETITION TO ESTABLISH THE
WESTCHESTER TOWN CENTER
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: HFH Westchester I LLC c/o William Allen

<u>APN NUMBER</u>	<u>SITE ADDRESS</u>	<u>ASSESSMENT AMOUNT</u>	<u>PERCENTAGE</u>
4123-001-003	8814 S. Sepulveda	\$2,853.03	0.34%
<u>TOTALS</u>		\$2,853.03	0.34%



YES, I want my property(ies) to be included in this Business Improvement District.

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, William Allen, hereby certify (or declare) under penalty of perjury under the laws of the

PRINT NAME CLEARLY

State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 6/1/11. Petitioner Signature William Allen

MONTH DAY YEAR

Property Owner's Name (Please Print or Type)

William Allen

Property Owner's Signature GENERAL PARTNER

6/1/11

Date

- OR -

Duly Authorized Representative's Signature

Title (Please Print or Type)

Date

Please Return To:
Westchester Town Center BID
8929 S. Sepulveda Boulevard, Suite #130
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PETITION TO ESTABLISH THE
WESTCHESTER TOWN CENTER
BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO (SECTION 36600 ET. SEQ OF THE
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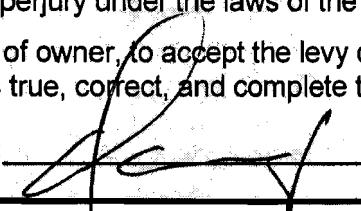
LEGAL OWNER: Bank of America NT & SA

APN NUMBER	SITE ADDRESS	ASSESSMENT AMOUNT	PERCENTAGE
4123-001-028	8942 S. Sepulveda	\$2,757.61	0.33%
4123-001-029		\$1,393.50	0.17%
TOTALS		\$4151.11	0.50%



YES, I want my property(ies) to be included in this Business Improvement District.

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, Alicia Frusy, PRINT NAME CLEARLY, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 06 / 01 / 11. Petitioner Signature: 

Property Owner's Name (Please Print or Type)

Property Owner's Signature

Date

- OR -

Duly Authorized Representative's Signature

Banking and Manager

Title (Please Print or Type)

Date

Please Return To:

Westchester Town Center BID
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PETITION TO ESTABLISH THE
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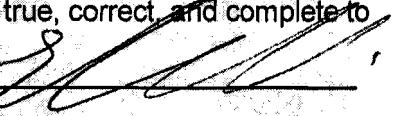
LEGAL OWNER: Kazemi, Gus & Elaheh Kheirkhahi

APN NUMBER	SITE ADDRESS	ASSESSMENT AMOUNT	PERCENTAGE
4123-001-027	8936 S. Sepulveda	\$1,408.75	0.17%
4123-001-030	8936 S. Sepulveda	\$345.57	0.04%
TOTALS		\$1,754.31	0.21%



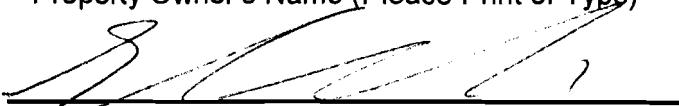
YES, I want my property(ies) to be included in this Business Improvement District.

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, Elaheh Kheirkhahi, PRINT NAME CLEARLY, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 06/11/11. Petitioner Signature: 

Elaheh Kheirkhahi

Property Owner's Name (Please Print or Type)



Property Owner's Signature

6/1/2011

Date

- OR -

Duly Authorized Representative's Signature

Title (Please Print or Type)

Date

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PETITION TO ESTABLISH THE
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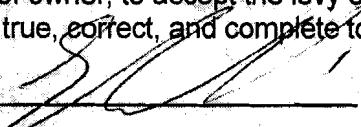
PURSUANT TO (SECTION 36600 ET. SEQ OF THE
CALIFORNIA STREETS AND HIGHWAYS CODE)

LEGAL OWNER: 8751 La Tijera Blvd LLC c/o Gussem Kazemi

APN NUMBER	SITE ADDRESS	ASSESSMENT AMOUNT	PERCENTAGE
4123-002-020	8751 La Tijera Blvd.	\$1,152.53	0.14%
TOTALS		\$1,152.53	0.14%

YES, I want my property(ies) to be included in this Business Improvement District.

STATEMENT OF AUTHORITY TO SIGN THIS PETITION – (Must be completed by petition signer)

I, Elahesh Kheirkhahi, PRINT NAME CLEARLY, hereby certify (or declare) under penalty of perjury under the laws of the State of California that I am legally authorized as owner, or legal representative of owner, to accept the levy of liens (assessment amounts) on the property(ies) listed above. This statement is true, correct, and complete to the best of my knowledge as of 6/11/11. Petitioner Signature: 

Elahesh Kheirkhahi
Property Owner's Name (Please Print or Type)


Property Owner's Signature

6/11/11
Date

- OR -

Duly Authorized Representative's Signature

Title (Please Print or Type)

Date

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